

THE CITY OF NORFOLK



To the Honorable Council
City of Norfolk, Virginia

January 25, 2022

From: George M. Homewood
Director of Planning

Subject: DJ Event Center

Reviewed:

Ward/Superward: 3/7

Trista Pope, Deputy City Manager

Approved:

Dr. Larry H. Filer II, City Manager

Item Number: R-1

- I. **Planning Commission Recommendation:** By a vote of **5 to 1**, the Planning Commission recommends **Approval**. Dissenting vote was due to concerns over the feasibility of applicant's business plan.
- II. **Request:** This Conditional Use Permit will allow a new DJ training center to have live performances open to the public.
- III. **Applicant:** DJ Event Center
- IV. **Description:**
 - Applicant's facility, *DJ Event Center*, is a trade school for disc jockeys.
 - Trade schools are a permitted use under I-L zoning and do not require a Conditional Use Permit (CUP), however allowing the venue to be open to the public for live entertainment does.
 - Performers will be restricted to enrolled students only.
 - To help pay for operational costs, a fee will be charged for performances.
 - Included in the application is a security plan that will limit re-entry during events, monitor for crowd control, alcohol, weapons, and illegal substances.
 - The site is surrounded by light industrial and commercial uses, no residential.

	Proposed
Hours of Operation (School)	11 a.m. until 5 p.m. daily

Hours of Operation Live Entertainment	7 p.m. until 10 p.m. Monday through Thursday 8 p.m. until 12 a.m. Friday and Saturday 8 p.m. until 11 p.m. Sunday
Occupancy	116 seats indoor 130 Capacity
Live Entertainment	Disc Jockey

V. Historic Resources Impacts:

The site is not located within a federal, state, or local historic district.

VI. Public Schools Impacts:

N/A

Staff contact: Joy Kelling at (757) 664-4756, joy.kirch-kelling@norfolk.gov

Attachments:

- Proponents and Opponents
- Staff Report to CPC dated December 16, 2021 with attachments
- Ordinance

Proponents and Opponents**Proponents**

Johnathan Coffey (applicant)
3156 Petre Rd, Apt 101
Chesapeake VA 23325

Robyn Thomas (authorized agent)
913 W 21st St, Suite C
Norfolk, VA 2317

Opponent

None

Supporting Material:

- Ordinance Exhibit A (PDF)
- Ordinance Exhibit B (PDF)
- Ordinance Exhibit C (PDF)
- Conditional Use Permit Review Standards (PDF)
- Overview Map(PDF)
- Location Map (PDF)
- Zoning Map (PDF)
- Application (PDF)
- Property Owners _300ft (PDF)
- Email to Estabrook_Coleman Place Civic League (PDF)
- Parking Plan Exhbt C (PDF)
- Floor Plan Exhibit B (PDF)



City Planning Commission Public Hearing: December 16, 2021

Executive Secretary: George M. Homewood, FAICP, CFM

A handwritten signature in black ink, appearing to be "G. Homewood".

Staff Planner: Joy Kirch-Kelling

A handwritten signature in black ink, appearing to be "Joy Kirch-Kelling".

Staff Report	Item No. 1	
Address	2436 Ingleside Road, Unit 2432	
Applicant	DJ Event Center	
Request	Conditional Use Permit	Live Entertainment
Zoning	I-L (Industrial – Light)	
Neighborhood	Estabrook/Coleman Place	
Surrounding Area	North	I-L: Outdoor storage and warehouses
	East	I-L: Contractor offices and Outdoor storage
	South	I-L: Samaritans Outreach, Ministries & Worship
	West	I-L: Advanced Integrated Technologies
Staff Recommendation	Approval with conditions	



A. Executive Summary

- The site is in the Estabrook/Coleman Place neighborhood, on Ingleside Road north of E. Princess Anne Road.
- The request is for a Conditional Use Permit to allow live performances at the applicant's DJ training center.
- Given that this application does not conflict with I-L zoning and there are no residential uses within proximity, staff recommends **approval subject to conditions**.

B. Plan Consistency

The applicant proposes both a vocational school and live entertainment. These uses do not conflict with the objectives of the district which is intended to accommodate a range of commercial and lighter manufacturing activities.

C. Zoning Analysis

i. General

- The applicant proposes the following:

- Operation of a trade school teaching the skills and techniques required to become a disc jockey.
- Allowing the venue to be open to the public for live entertainment consisting of student disc jockey performances.
- The trade school is a permitted use; however, live entertainment requires a Conditional Use Permit.
- Performers will be restricted to trade school students only.
- To help pay for operational costs, a fee will be charged for performances.
- Included in the application is a security plan that will limit re-entry during events, monitor for crowd control, and ban alcohol, weapons, and illegal substances on the premises.
- The site is encompassed by light industrial and some commercial uses; there are no nearby residential properties.

	Proposed
Hours of Operation (School)	11 a.m. until 5 p.m. daily
Hours of Operation Live Entertainment	7 p.m. until 10 p.m. Monday through Thursday 8 p.m. until 12 a.m. Friday and Saturday 8 p.m. until 11 p.m. Sunday
Occupancy	116 seats indoor 130 Capacity
Live Entertainment	Disc Jockey

ii. Performance Standards **Live Entertainment** – An accessory use allowing live performances, including but not limited to, music performances involving amplified music or more than one instrument, a disc jockey, any form of dancing, karaoke, and comedians.

iii. Development Standards

a) Parking:

- Nine parking spaces are required.
- The property has 13 parking spaces shared with two other commercial spaces which will be closed during night performances.

b) Site improvements:

To bring the site closer into conformance with current zoning regulations, staff recommends the following site improvements:

- The facility's trash bins be shielded from the public right of way with an opaque enclosure.
- Each parking spaces shown on the parking plan shall be articulated with parking log.

- One street tree shall be planted either along the Ingleside Road or Santos Street right of way to bring the site closer to the new Tree Canopy requirements under Section 5.6.
- The height of the site's free-standing sign shall be reduced by removing the topmost, or 3rd panel; maximum height for free standing signs in I-L zoning is 12 ft.

vi. Flood Zone

The property is in the X flood zone, which is a low-to-moderate-risk flood zone.

D. Mobility Analysis

- The property lies within one quarter mile of an HRT transit line on E. Princess Anne Road and Ballentine Boulevard.
- There is sidewalk along this segment of Ingleside Road.

E. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

F. Public Schools Impacts

N/A

G. Payment of Taxes

The owner of the property is current on all taxes.

H. Civic League

- The applicant met with the Estabrook/Coleman Place Civic League on September 21.
- A letter of support was received from the Estabrook/Coleman Place Civic League on September 28.

I. Communication Outreach/Notification

- Legal notice was posted on the property on November 18.
- Letters were mailed to all property owners within 300 feet of the property on December 1.
- Legal notification was placed in The Virginian-Pilot on December 2 and 9.

J. Recommendation

Given that the proposed use does not conflict with the standards I-L district and there is little to no residential exposure, staff recommends **approval** subject to the conditions listed below:

- (a) The operation of the principal use of Live Entertainment must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance.
- (b) The hours of operation for live entertainment shall be limited to between 7:00 p.m. until 10:00 p.m. from Monday through Thursday, 8:00 p.m. until 12:00 a.m. (midnight) on

Friday and Saturday, and 8:00 p.m. until 11:00 p.m. on Sunday. No use of the establishment as a live entertainment venue outside of the hours of operation listed herein shall be permitted.

- (c) The seating for the establishment shall not be more than 116 seats indoors, shall not provide outdoor seating, and the total occupancy, including employees, shall not exceed 130 people.
- (d) The business authorized by this ordinance shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this ordinance. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new conditional use permit must be obtained. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (e) No smoking or alcoholic beverages shall be permitted anywhere on the premises.
- (f) Entertainment shall be limited to disc jockey. No other form of entertainment is permitted.
- (g) Live performances shall be performed only by students enrolled in the applicant's trade school.
- (h) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B." Any tables, chairs, booths, stools or other movable furniture may be relocated provided that it conforms with all building code requirements.
- (i) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (j) If a solid waste receptacle is situated on the site, it shall be positioned along the rear of the building in a location that does not interfere with access to any parking space, impede use of the vehicular drive aisle, or encroach into any required buffer yard or setback. The receptacle shall be enclosed by a four (4) foot tall privacy fence with a locking gate.
- (k) Each parking spaces shown on the parking plan marked as "Exhibit C" shall be articulated with a bumper log.
- (l) One street tree shall be planted either along the Ingleside Road or Santos Street right of way.
- (m) The height of the free-standing sign on the property shall be reduced by removing all

components that extend above the three panels that exist at the time of adoption of this ordinance.

- (n) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the conditional use permit so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (o) The establishment shall maintain a current, active business license at all times while in operation.
- (p) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (q) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.
- (r) A copy of this conditional use permit ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this conditional use permit ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (s) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
 - (1) This ordinance;
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;

- (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
- (9) The establishment's Security Plan.
- (t) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 97 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well as during special events, a security supervisor certified in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (u) The written security plan submitted to the City as part of the application for this permit and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Supporting Material:

- Ordinance Exhibit A (PDF)
- Ordinance Exhibit B (PDF)
- Ordinance Exhibit C (PDF)
- Conditional Use Permit Review Standards (PDF)
- Overview Map(PDF)
- Location Map (PDF)
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- Floor Plan Exhibit B (PDF)

Form and Correctness Approved: *BAP*

Contents Approved:

By: _____
Office of the City AttorneyBy: _____
DEPT. Planning

NORFOLK, VIRGINIA

Ordinance No.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO AUTHORIZE THE OPERATION OF AN ESTABLISHMENT WITH LIVE ENTERTAINMENT NAMED "DJ EVENT CENTER" ON PROPERTY LOCATED AT 2436 INGLESIDE ROAD, UNIT 2432.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a conditional use permit is hereby granted authorizing the accessory use of Live Entertainment.

Section 2:- That the full extent of the property or properties where the permit or permits described above are hereby made effective, upon the date set forth below, is described as follows:

Property fronts 75 feet, more or less, along the northern line of Ingleside Road and fronts 75 feet, more or less, along the southern line of Alabama Avenue; premises numbered 2436 Ingleside Road, Unit 2432.

Section 3:- That the conditional use permits granted herein shall be subject to all of the general conditions set forth in section 2.4.8.D of the Norfolk Zoning Ordinance and all of the following additional conditions, requirements, and limitations:

- (a) The operation of the accessory use of Live Entertainment must be conducted in accordance with the applicable performance standards that are set forth in section 4.3 of the Norfolk Zoning Ordinance.
- (b) The hours of operation for live entertainment shall be limited to 7:00 p.m. until 10:00 p.m. Monday through Thursday, 8:00 p.m. until 12:00 midnight on Friday and Saturday, and 8:00 p.m.

until 11:00 p.m. on Sunday. No use of the establishment as a live entertainment venue outside of the hours of operation listed herein shall be permitted.

- (c) The seating for the establishment shall not be more than 116 seats indoors, shall not provide any outdoor seating, and the total occupancy, including employees, shall not exceed 130 people.
- (d) The business authorized by this ordinance shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this ordinance. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new conditional use permit must be obtained. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (e) No alcoholic beverages shall be permitted anywhere on the premises.
- (f) No smoking shall be permitted anywhere on the premises.
- (g) Entertainment shall be limited to a disc jockey. No other form of entertainment is permitted.
- (h) Live performances shall be performed only by students enrolled in the trade school operation on the premises.
- (i) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B." Any tables, chairs, booths, stools or other movable furniture may be relocated provided that it conforms with all building code requirements.
- (j) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.

- (k) If a solid waste receptacle is situated on the site, it shall be positioned along the rear of the building in a location that does not interfere with access to any parking space, impede use of the vehicular drive aisle, or encroach into any required buffer yard or setback. The receptacle shall be enclosed by a four (4) foot tall privacy fence with a locking gate.
- (l) A parking bumper log shall be installed at the head of every vehicular parking space shown on the parking plan attached hereto and marked as "Exhibit C."
- (m) One (1) street tree shall be planted either along the Ingleside Road or Santos Street right-of-way immediately abutting the property.
- (n) The height of the free-standing sign on the property shall be reduced by removing all components that extend above the three panels that exist at the time of adoption of this ordinance.
- (o) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the conditional use permit so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (p) The establishment shall maintain a current, active business license at all times while in operation.
- (q) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (r) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.
- (s) A copy of this conditional use permit ordinance

and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this conditional use permit ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

- (t) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
 - (1) This ordinance;
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time; and
 - (9) The establishment's Security Plan.
- (u) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 97 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well

as during special events, a security supervisor certified in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.

- (v) The written security plan submitted to the City as part of the application for this permit and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Section 4:- That the City Council hereby determines that the conditional use permit or permits granted herein comply with each of the standards set forth in section 2.4.8.C of the Norfolk Zoning Ordinance.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (4 pages)

Exhibit B (1 page)

Exhibit C (1 page)



EXHIBIT "A"
Description of Operations
Live Entertainment
(Please Print)

Date:

Trade name of business: DJ Event Center

Address of business: 2436 Ingleside Road, Unit 2432, Norfolk, Va 23513

Name(s) of business owner(s)*: Johnathan Colley

Name(s) of property owner(s)*: Dominick Garcia

Daytime telephone number: (757) 944-3256

*If business or property owner is a partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

<u>Facility</u>		<u>Live Entertainment</u>	
Weekday	From: <u>11am</u> To: <u>5pm</u>	Weekday	From: <u>7pm</u> To: <u>10pm</u>
Friday	From: <u>11am</u> To: <u>5pm</u>	Friday	From: <u>8pm</u> To: <u>12am</u>
Saturday	From: <u>11am</u> To: <u>5pm</u>	Saturday	From: <u>8pm</u> To: <u>12am</u>
Sunday	From: <u>11am</u> To: <u>5pm</u>	Sunday	From: <u>8pm</u> To: <u>11pm</u>

2. Will ABC license be applied for?

(If so, a different application is required) No

3. Will video games, pool tables, game boards or other types of games be provided?

☐ Yes (If more than 4, additional application required) ☒ No

3a If yes, please describe type and number of each game to be provided:

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2018)

Exhibit A – Page 2
Live Entertainment

4. Will patrons ever be charged to enter the establishment?

☒ Yes ☐ No

4a. If yes, why:

Fundraising to help pay for student
equipment and supplies.

4b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday Saturday Sunday

5. Will the facility or a portion of the facility be available for private parties?

☒ Yes ☐ No

5a. If yes, explain:

Private clients for just parents or family
of the students

6. Will a third party (promoter) be permitted to lease, let or use the establishment?

☐ Yes ☒ No

6a. If yes, explain:

7. Will there ever be a minimum age limit?

☐ Yes ☒ No

Exhibit B – Managers
Live Entertainment

8. Please provide relevant experience of all managers:

Manager Name: Jonathan Coffey
 Name and Address of Establishment: Complete Wedding & Events | Raleigh, NC
 Date of Employment: 03/2018

Manager Name: ^{Willie} Frank Coffey Sr.
 Name and Address of Establishment: Food and Beverage Director | 1446 Crossway Blvd Chesapeake, Va 23320
 Date of Employment: 08/2013

Manager Name: Frank Coffey Jr
 Name and Address of Establishment: Logistics In Group Performance Partners | 1184 Springm Ave Suite 104 Fort mill, SC 29508
 Date of Employment: 06/2014

Manager Name: _____
 Name and Address of Establishment: _____
 Date of Employment: _____

Manager Name: _____
 Name and Address of Establishment: _____
 Date of Employment: _____

9. Additional comments/description/operational characteristics:

Our mission at DJ Event Center is to educate and inspire the next generation of disc jockeys. Our goal is to find the next musical talent by helping each person become musical inspired and in tune with various sounds and tones to impact the community in a positive way by teaching proper technique.

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building code requirements for such facility

Signature of Applicant

DEPARTMENT OF CITY PLANNING
 810 Union Street, Room 508
 Norfolk, Virginia 23510
 Telephone (757) 664-4752 Fax (757) 441-1569
 (Revised July, 2018)

Attachment: Ordinance Exhibit A (DJ Event Center)

Exhibit A – Floor Plan(s) Worksheet

Live Entertainment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

- a. **Indoor** 116
 Number of seats /Standing room
- b. **Outdoor**
 Number of seats
- c. **Number of employees** 14

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 130

2. Entertainment

List ANY type of entertainment proposed (such as 3-member live band, karaoke, comedian, or poetry reading.)

Live DJ, recital, Karaoke

3. Will a dance floor be provided?

☒ Yes

☐ No

- 3a. If yes,
 Square footage of establishment 4000
 Square footage of dance floor 198

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

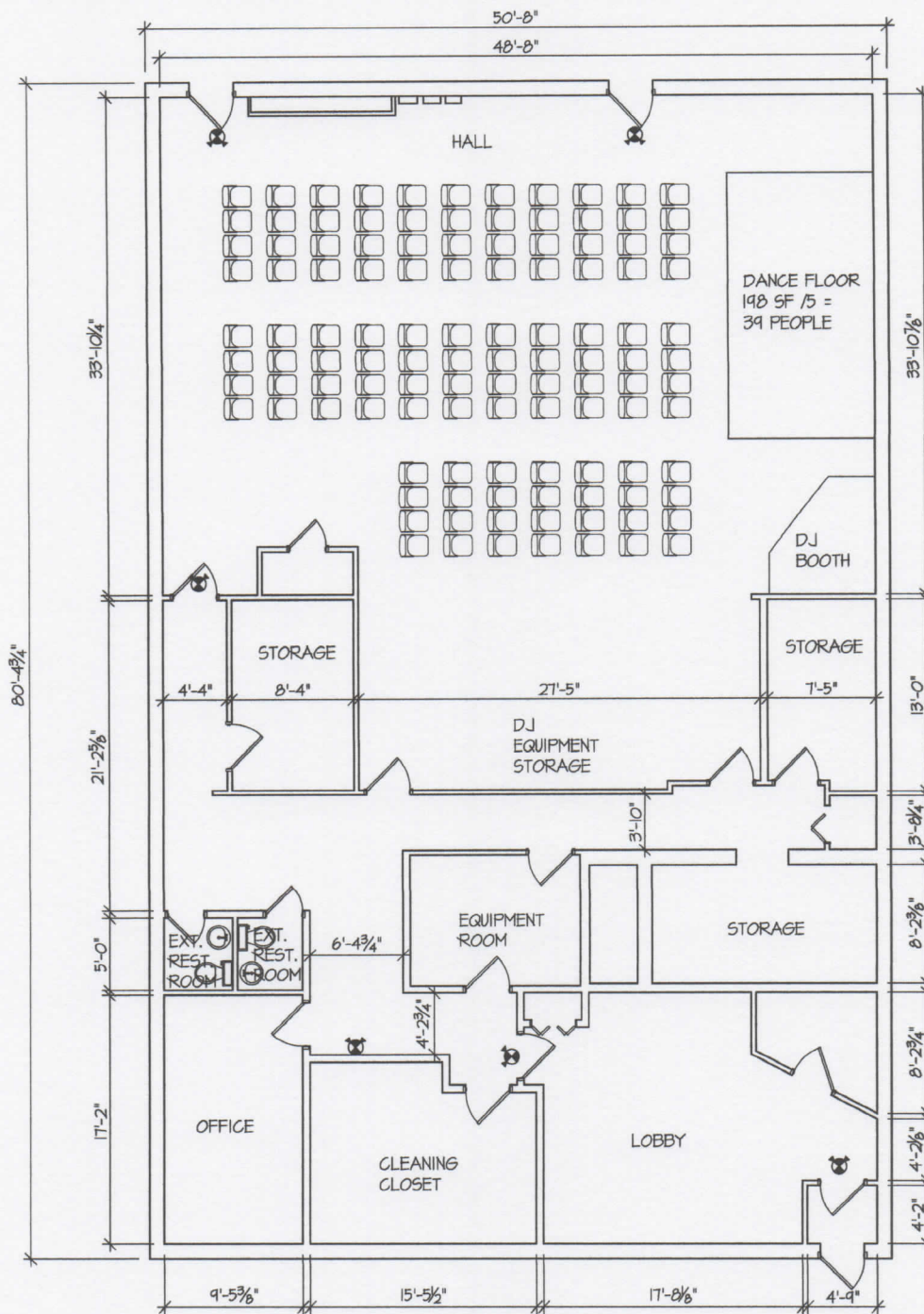
810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2018)

Exhibit B



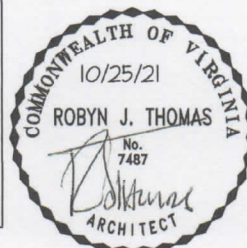
SUITE 2432 @ 2436 INGLESIDE RD. - ASSEMBLY LAYOUT

1/8" = 1'-0"

OCCUPANCY CALCULATION

MAX TRAINING SCHOOL OCCUPANCY (B USE):
4000 SF / 100 = 40 PERSONS TOTAL

MAX ASSEMBLY OCCUPANCY (A-3 USE):
130 PEOPLE TOTAL (MAX ALLOWED BASED
ON EXISTING RESTROOMS)
116 SEATS OR OPTIONAL STANDING &
14 STAFF

**PARKING CALCULATION**

TRAINING SCHOOL (B USE):
4,000 SF / 500 = 8 SPACES REQ.

ASSEMBLY OCCUPANCY (A-3 USE):
130 / 5 = 26 SPACES REQ.

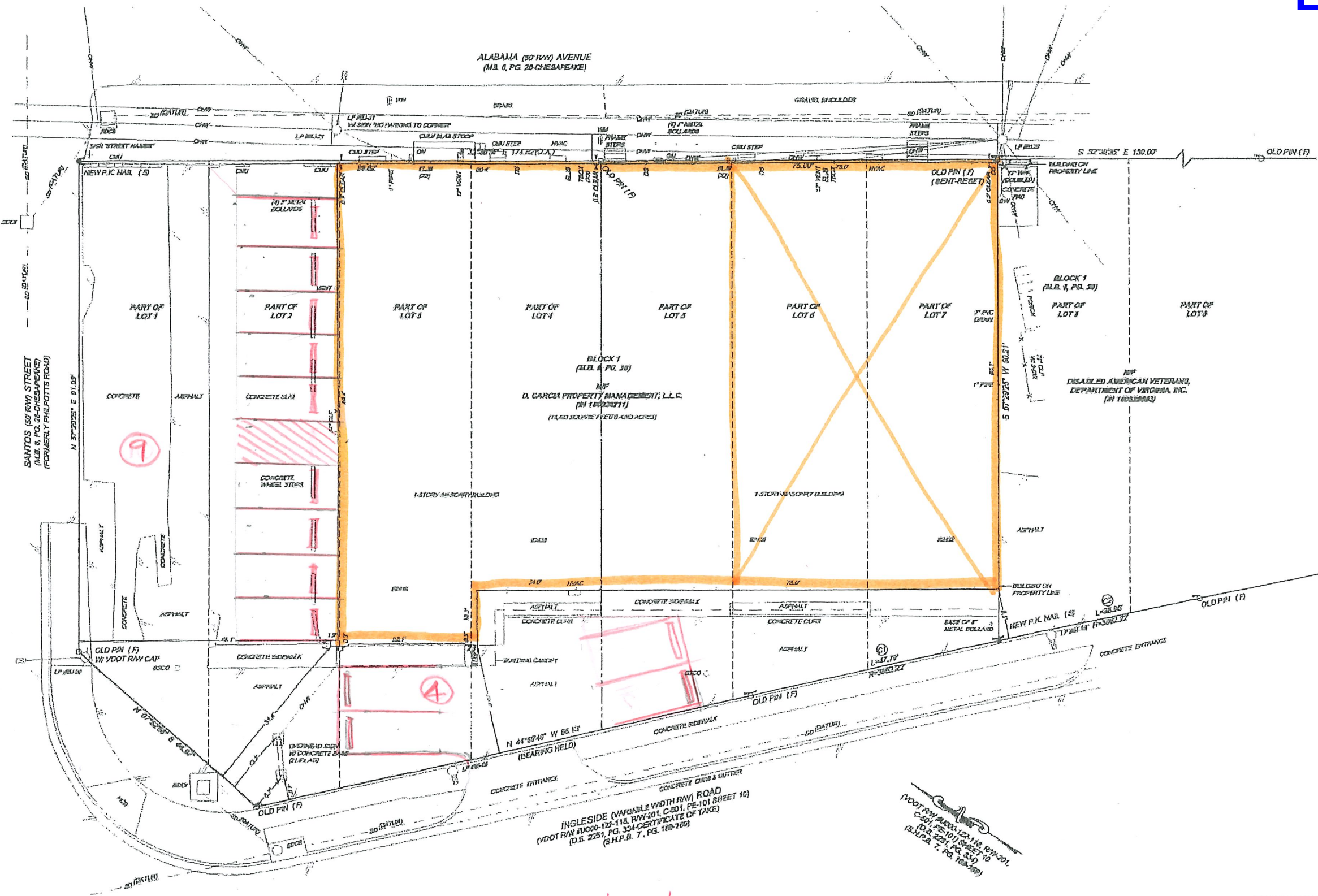
EXISTING SPACES: 8 SPACES



ROBYN THOMAS
ARCHITECTURE
913 W. 21st Street, Suite C
Norfolk, VA 23517
Ofc: 757.622.7100
Fax: 757.640.1014

2 OF 2	SK2
10/25/21	DATE
COMM NO.	
DRAWN	NLM
CHECKED	RJT

Exhibit C



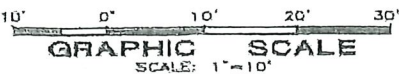
- GENERAL NOTES
1. THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF NORFOLK, VIRGINIA COMMUNITY PANEL NO. 810104-0078-H, EFFECTIVE DATE: FEBRUARY 17, 2017.
 2. OWEN & JORDAL, INC. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING. FOR FURTHER INFORMATION, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/all EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
 4. THE EXISTENCE OF HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
 5. THIS SURVEY, TOGETHER WITH THE CONCEPTS AND DESIGNS HEREON, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. ANY OTHER USE, REUSE OF AND IMPROPER RELIANCE ON THIS SURVEY WITHOUT THE WRITTEN CONSENT OF OWEN & JORDAL, INC. SHALL BE WITHOUT LIABILITY TO OWEN & JORDAL, INC.

ABBREVIATIONS	
AG	ABOVE GRADE
BW	BANDED WIRE
CLF	CHAIN LINK FENCE
CMU	CEMENT MASONRY UNIT
DATUR	DRAWN ACCORDING TO UTILITY RECORD
DS	DOWN SPOUT
ELJB	ELECTRICAL JUNCTION BOX
F	FOUND
FB	FIELD BOOK
GM	GAS METER
GW	GUY WIRE
HCR	HANDICAP RAMP
HVAC	HEATING, VENTILATION & AIR CONDITIONING EQUIPMENT
LP	LIGHT POLE
NWF	NOW OR FORMERLY
CHW	OVERHEAD WIRE
PG	PAGE
S	SET
SD	STORM DRAIN
SDCB	STORM DRAIN CURB BASIN
SDCI	STORM DRAIN DROP INLET
S.H.P.D.	STATE HIGHWAY PLAT BOOK
SSCO	SANITARY SEWER CLEAN OUT
TBOX	TELEPHONE BOX
WM	WATER METER

REVISION SCHEDULE	
DATE	REVISIONS



PHYSICAL SURVEY
OF
THE REMAINING PORTIONS OF LOTS 1, 2, 3, 4, 5, 6 AND 7
BLOCK 1
PLAT OF
"COLEMAN PLACE"
(MAP BOOK 8, AT PAGE 28-CHESAPEAKE)
NORFOLK, VIRGINIA
EXCLUSIVELY FOR
D. GARCIA PROPERTY MANAGEMENT, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY



1"=20'-0"

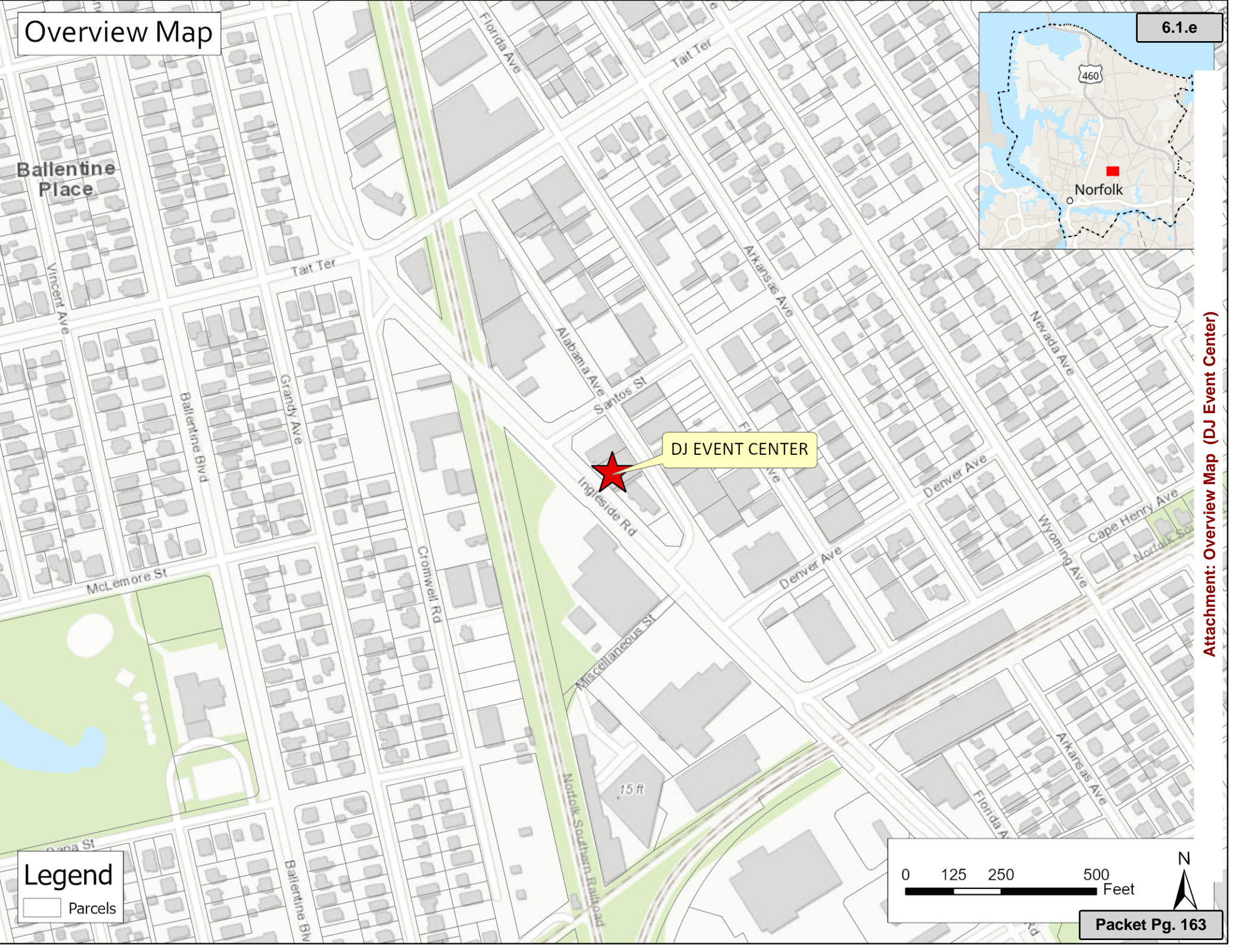
2.4.8.C. CONDITIONAL USE PERMIT REVIEW STANDARDS

A Conditional Use Permit may be approved if the applicant demonstrates that the proposed conditional use:

- 1) Is consistent with the purposes, goals and policies of the comprehensive plan and other applicable city-adopted plans;
- 2) Complies with all applicable zoning district-specific standards in Article 3. Zoning Districts;
- 3) Complies with all applicable use-specific standards in Article 4. Performance Standards;
- 4) Complies with all applicable development and design standards in Article 5. Development Standards;
- 5) Complies with all relevant subdivision and infrastructure standards in Chapter 42.5 of City Code;
- 6) Is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed;
- 7) Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands;
- 8) Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, night-time activity, and other site elements;
- 9) Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- 10) Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- 11) Is served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- 12) Maintains adequate parking, loading and other necessary facilities to serve the proposed use;
- 13) Will not substantially diminish or impair the value of the land within the neighborhood in which it is located.
- 14) Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various Conditional Use Permits of all types on the immediate neighborhood and the effect of the proposed type of Conditional Use Permit on the city as a whole;
- 15) Complies with all other relevant city, state and federal laws and standards; and
- 16) Is required by the public necessity, convenience, general welfare, or good zoning practice.

Overview Map

6.1.e



Legend

Parcels

0 125 250 500 Feet

Packet Pg. 163

Location Map

6.1.f



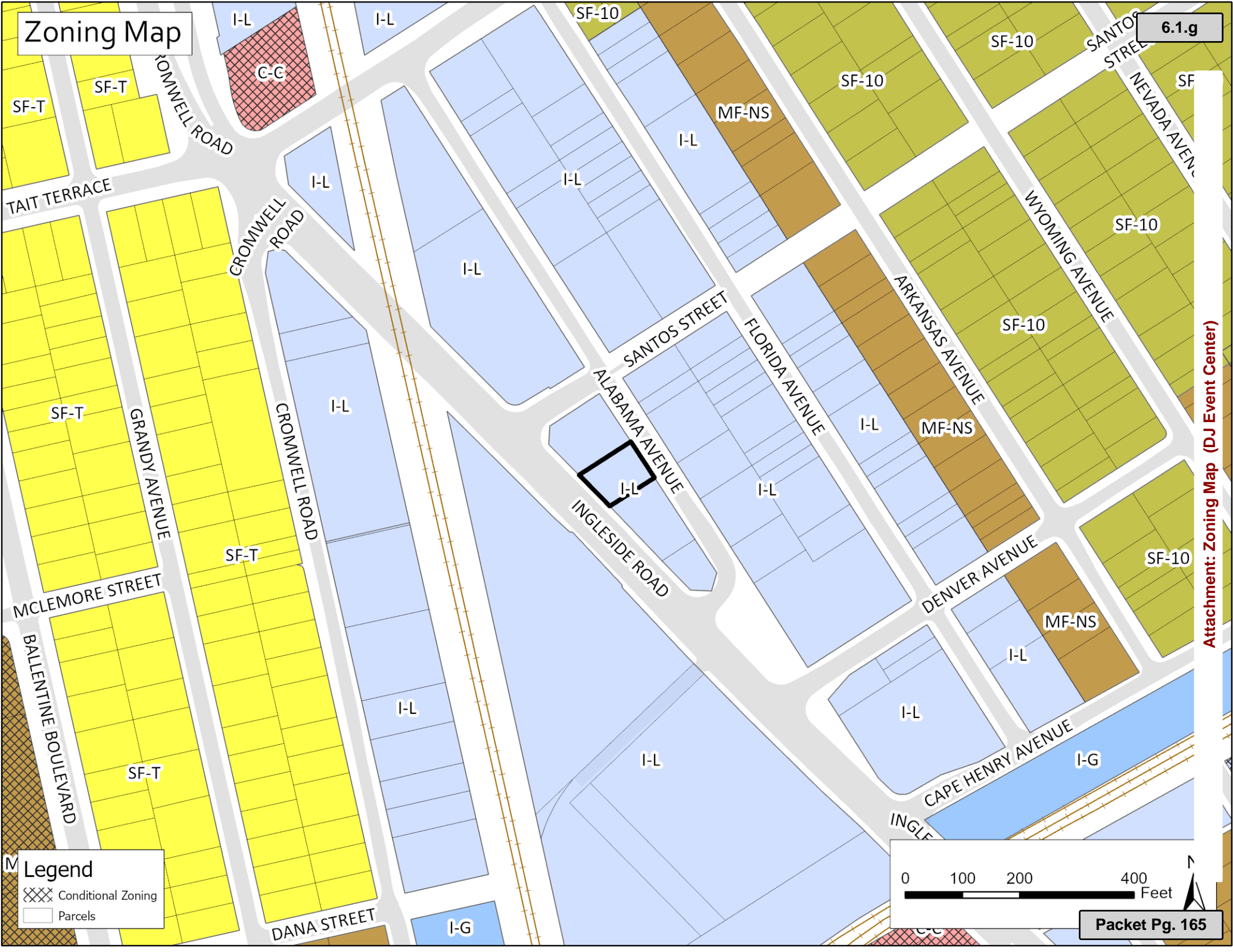
Legend

Parcels



Attachment: Location Map (DJ Event Center)

Zoning Map



6.1.g

Legend

- Conditional Zoning
- Parcels

Attachment: Zoning Map (DJ Event Center)



**Application
Conditional Use Permit
Live Entertainment
(Please Print)**

Date: Oct 1st 2021

DESCRIPTION OF PROPERTY

Address: 2436 Ingleside Road Unit 2432, Norfolk Va 23513

Existing Use of Property: Vacant

Proposed Use: DJ Training Center

Current Building Square Footage: 4000 sqft Proposed Building Square Footage: 4000 sqft

Trade Name of Business (If applicable): DJ Event Center

APPLICANT*

1. Name of applicant: (Last) Coffey (First) Johnathan (MI) R

Mailing address of applicant (Street/P.O. Box): 3156 Petre Road, Apt 101

(City): Chesapeake (State): Va (Zip Code): 23325

Daytime telephone number of applicant: () (757) 944-3256

E-mail address: somethingiconic LLC@gmail.com

AUTHORIZED AGENT* (if applicable) Robin Thomas Architectural

2. Name of applicant: (Last) THOMAS (First) ROBIN (MI) J

Mailing address of applicant (Street/P.O. Box): 913 W 21st St Suite C

(City): Norfolk (State): VA (Zip Code): 23517

Daytime telephone number of applicant: () 757-343-9562 Fax: ()

E-mail address: rthomas@robynthomasarchitect.com

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2018)

Attachment: Application (DJ Event Center)

Application
Live Entertainment
Page 2

PROPERTY OWNER*

3. Name of property owner: (Last) Garcia (First) Dominick (MI) _____
Mailing address of property owner (Street/P.O. box): 4004 Atlantic Ave # 910
(City): Virginia Beach (State): Va (Zip Code): 23451
Daytime telephone number of owner: () (443) 474-6229
E-mail address: dagarcia@law@verizon.net

*(If applicant/agent/property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

CIVIC LEAGUE - BUSINESS ASSOCIATION - HOA INFORMATION

Civic League contact: Carolyn Foca / Estabrook / Coleman Place Civic League
Date meeting attended/held: September 21st 2021

Local Business Association (if applicable) contact: _____
Date meeting attended/held: _____

Home/Property/Condominium Owners Association (if applicable) contact: _____
Date meeting attended/held: _____

Ward/Super Ward information: _____

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Dominick Garcia Sign: [Signature] Oct 1st
(Property Owner) (Date)

Print name: Johnathan Coffey Sign: [Signature] Oct 1st
(Applicant) (Date)

(If Applicable)

Print name: Rosind Thomas Sign: [Signature] 10/18/21
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2018)

Attachment: Application (DJ Event Center)



EXHIBIT "A"
Description of Operations
Live Entertainment
(Please Print)

Date:

Trade name of business: Dj Event Center

Address of business: 2436 Ingleside road, unit 2432, Norfolk, Va 23513

Name(s) of business owner(s)*: Jonathan Colley

Name(s) of property owner(s)*: Dominick Garcia

Daytime telephone number: (757) 944-3256

*If business or property owner is a partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

<u>Facility</u>		<u>Live Entertainment</u>	
Weekday	From: <u>11am</u> To: <u>5pm</u>	Weekday	From: <u>7pm</u> To: <u>10pm</u>
Friday	From: <u>11am</u> To: <u>5pm</u>	Friday	From: <u>9pm</u> To: <u>1am</u>
Saturday	From: <u>11am</u> To: <u>5pm</u>	Saturday	From: <u>9pm</u> To: <u>1am</u>
Sunday	From: <u>11am</u> To: <u>5pm</u>	Sunday	From: <u>9pm</u> To: <u>12am</u>

2. Will ABC license be applied for?

(If so, a different application is required) No

3. Will video games, pool tables, game boards or other types of games be provided?

☐ Yes (If more than 4, additional application required) ☒ No

3a If yes, please describe type and number of each game to be provided:

DEPARTMENT OF CITY PLANNING
 810 Union Street, Room 508
 Norfolk, Virginia 23510
 Telephone (757) 664-4752 Fax (757) 441-1569
 (Revised July, 2018)

Attachment: Application (DJ Event Center)

Exhibit A – Page 2
Live Entertainment

4. Will patrons ever be charged to enter the establishment?

☒ Yes ☐ No

4a. If yes, why:

Fundraising to help pay for student
equipment and supplies.

4b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday Saturday Sunday

5. Will the facility or a portion of the facility be available for private parties?

☒ Yes ☐ No

5a. If yes, explain:

Private events for just parents or family
of the students

6. Will a third party (promoter) be permitted to lease, let or use the establishment?

☐ Yes ☒ No

6a. If yes, explain:

7. Will there ever be a minimum age limit?

☐ Yes ☒ No

Exhibit B – Managers
Live Entertainment

8. Please provide relevant experience of all managers:

Manager Name: Johnathan Coffey
 Name and Address of Establishment: Complete Wedding & Events | Raleigh, NC
 Date of Employment: 03/2018

Manager Name: ^{Willie} Frank Coffey Sr.
 Name and Address of Establishment: Food and Beverage Director | 1446 Crossway Blvd Chesapeake, Va 23320
 Date of Employment: 08/2013

Manager Name: Frank Coffey Jr.
 Name and Address of Establishment: Logistics In Group Performance Partners | 1184 Springm Ave Suite 104 Fort mill, SC 29508
 Date of Employment: 06/2014

Manager Name: _____
 Name and Address of Establishment: _____
 Date of Employment: _____

Manager Name: _____
 Name and Address of Establishment: _____
 Date of Employment: _____

9. Additional comments/description/operational characteristics:

Our mission at DJ Event Center is to educate and inspire the next generation of disc jockeys. Our goal is to find the next musical talent by helping each person become musical inspired and in tune with various sounds and tones to impact the community in a positive way by teaching proper teaching.

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building code requirements for such facility

Signature of Applicant

DEPARTMENT OF CITY PLANNING
 810 Union Street, Room 508
 Norfolk, Virginia 23510
 Telephone (757) 664-4752 Fax (757) 441-1569
 (Revised July, 2018)

Attachment: Application (DJ Event Center)

Exhibit A – Floor Plan(s) Worksheet

Live Entertainment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

- a. **Indoor**
Number of seats /Standing room 116
- b. **Outdoor**
Number of seats
- c. **Number of employees** 14

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 130

2. Entertainment

List ANY type of entertainment proposed (such as 3-member live band, karaoke, comedian, or poetry reading.)

Live DJ, recital, Karaoke

3. Will a dance floor be provided?

(Yes)

No

- 3a. If yes,
Square footage of establishment 4000
Square footage of dance floor 198

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

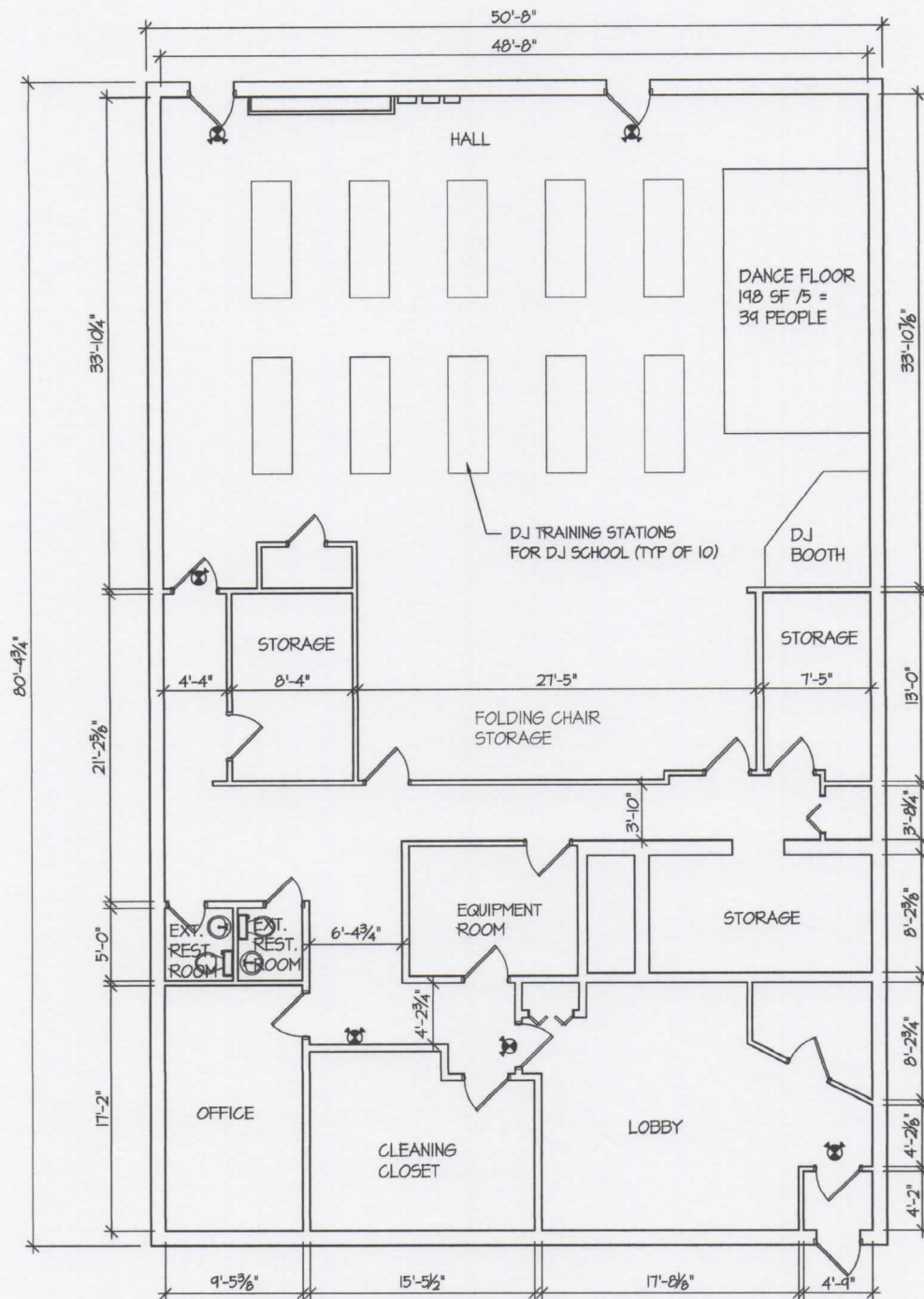
810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2018)



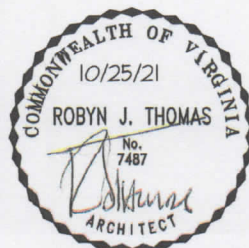


SUITE 2432 @ 2436 INGLESIDE RD - SCHOOL LAYOUT
1/8" = 1'-0"

OCCUPANCY CALCULATION

MAX TRAINING SCHOOL OCCUPANCY (B USE):
4000 SF / 100 = 40 PERSONS TOTAL

MAX ASSEMBLY OCCUPANCY (A-3 USE):
130 PEOPLE TOTAL (MAX ALLOWED BASED
ON EXISTING RESTROOMS)
116 SEATS OR OPTIONAL STANDING &
14 STAFF



PARKING CALCULATION

TRAINING SCHOOL (B USE):
4,000 SF / 500 = 8 SPACES REQ.

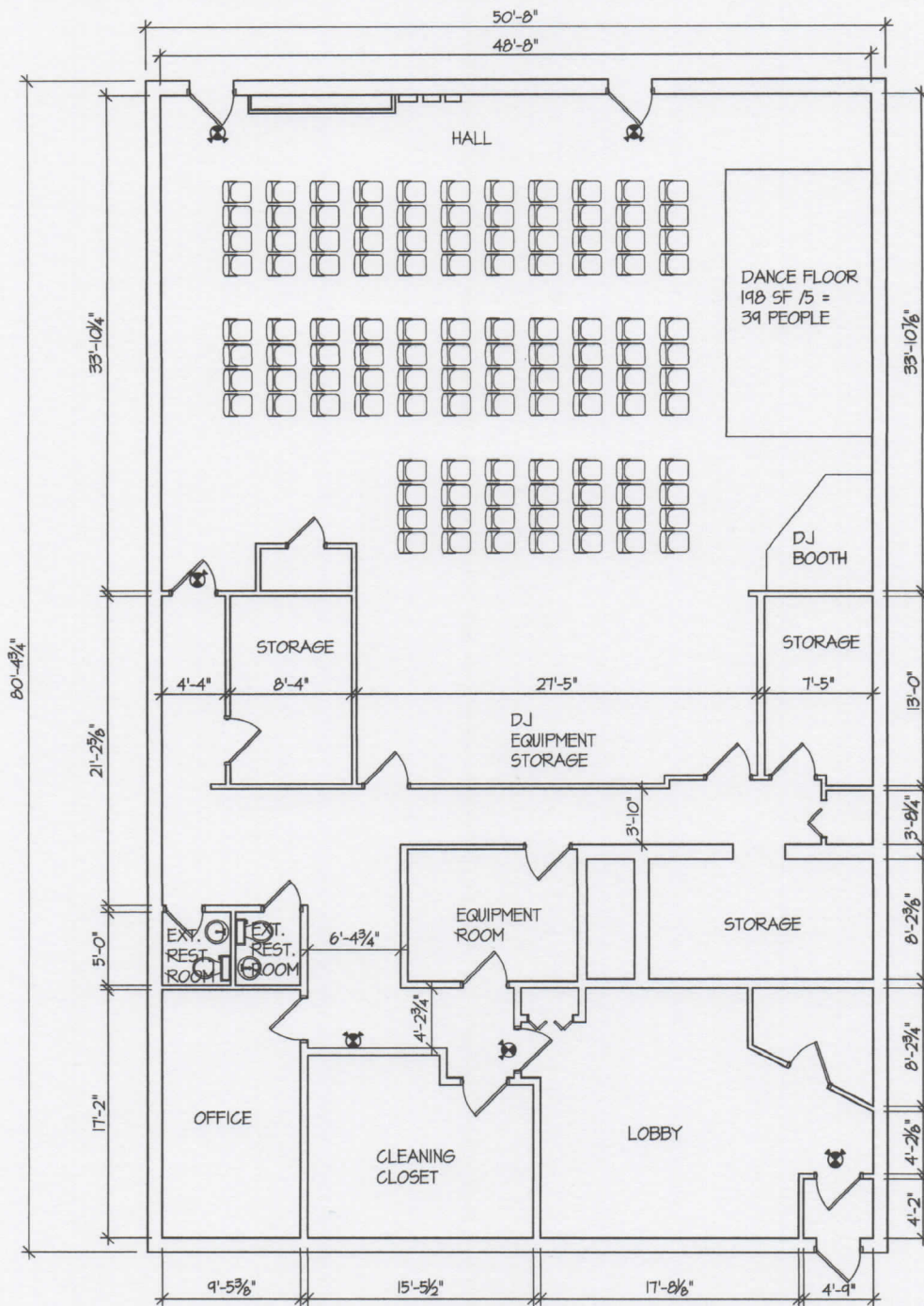
ASSEMBLY OCCUPANCY (A-3 USE):
130 / 5 = 26 SPACES REQ.

EXISTING SPACES: 8 SPACES



ROBYN THOMAS
ARCHITECTURE
913 W. 21st Street, Suite C
Norfolk, VA 23517
Ofc: 757.622.7100
Fax: 757.640.1014

1 OF 2	SKI
10/25/21	DATE
COMM. NO.	
DRAWN	NLM
CHECKED	RJT



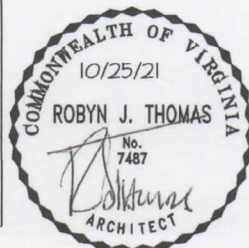
SUITE 2432 @ 2436 INGLESIDE RD. - ASSEMBLY LAYOUT

1/8" = 1'-0"

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MAX ASSEMBLY OCCUPANCY (A-3 USE):
130 PEOPLE TOTAL (MAX ALLOWED BASED
ON EXISTING RESTROOMS)
116 SEATS OR OPTIONAL STANDING &
14 STAFF

**PARKING CALCULATION**

TRAINING SCHOOL (B USE):
4,000 SF / 500 = 8 SPACES REQ.

ASSEMBLY OCCUPANCY (A-3 USE):
130 / 5 = 26 SPACES REQ.

EXISTING SPACES: 8 SPACES



ROBYN THOMAS
ARCHITECTURE
913 W. 21st Street, Suite C
Norfolk, VA 23517
Ofc: 757.622.7100
Fax: 757.640.1014

2 OF 2	SK2
10/25/21	
DATE	
COMM. NO.	
DRAWN	NLM
CHECKED	RJT

Estabrook/Coleman Place Civic League
3612 Robin Hood Road
Norfolk, Virginia 23513

6.1.h

September 28, 2021

Dear Susan Pollock,

I am writing on behalf of the members of the Estabrook/Coleman Place Civic League. Our members have heard from Jonathan Coffee, at our September monthly meeting. At this time he explained his wish to open a business on 2432 Ingleside Road Norfolk, Va.

We understand it would be a DJ business and a teaching business.

We would support him in this business as long as the music would not be too loud to disturb the surrounding businesses and neighbors close by.

Thanking you

Carolyn Joca, President
Estabrook/Coleman Place Civic League

Attachment: Application (DJ Event Center)

October 22, 2021

Susan Pollock,

Estabrook / Coleman Place Civic

League has our blessing on him DJ business

We are aware of his business having music
on the property located on 2436 Ingleside Road
Norfolk, Va (Unit 2430) at the hours of 9PM
till 1 AM. Jonathan Coffee's place of business

Thank you

Carolyn Foca

President

SECURITY PLAN

Johnathan Coffey
DJ Event Center
2432 Ingleside Road
Norfolk, VA 23504

Definition of "Security"

1. Freedom from danger, risk, safety, etc.
2. Freedom from worry, anxiety, or doubt: protection; well-founded confidence.
3. Something that secures or make safe; protection; defense.
4. Precautions taken to guard against crime, attack, etc.

Goals:

- To create a safe and secure environment within DJ Event Center.
- To provide a level of control and safety for all arriving and departing guest of DJ Event Center.
- To mitigate any noise or inappropriate conduct by patrons of DJ Event Center entering or leaving the facility which impairs the quiet enjoyment of immediate neighbors, particularly residents living nearby.
- To peacefully and effectively resolve all dangerous stimulations before any injury to any person or property may occur. The DJ Event Center staff team shall provide an assertive presence by displaying integrity and professionalism while executing their duties and responsibilities in an effort to maintain security, protection, and safety of the public.
- To ensure a complete, orderly, safe, and swift evacuation of the facility a case of fire, explosion, or any other uncontrolled dangers within the building.
- To protect and promote the courteous, inviting and hospitable character of the neighborhood and in the City of Norfolk.

Features or the Plan:

Staff members: Will ensure all patrons and staff or safe.

Rules and Regulations:

Dress Code:

No ski mask, bubble coats, or doo rags,

No controlled substances are permitted such as alcohol, vaping item, and any type of products used in relation to smoking. Any type of sprays or any items that maybe used as a weapon are not permitted. No guns, tasers, knives, and lighters

will be permitted. These Policies will be enforced against patrons in violation by the door staff.

Access:

Parking Lot Staff will be responsible for making sure our patrons get to and from their vehicles safely by policing the parking lot and making sure no one is hanging out by asking everyone to leave the parking lot immediately after leaving the Venue.

Integration:

We will support and cooperate with the law enforcement in all situations necessary whether it is with the commission of a crime or just routine inspections. We plan to meet with our neighboring business to inform them of our new plan of business, and answering any questions or concerns that they may have.

Uniform for Staff Team:

Our Team will wear black or white button up shirts

General Duties and Responsibilities:

Each team member will be trained to maintain order within the facility and outside in the immediate surroundings so as to prevent any activity, which would interfere with the quiet enjoyment of nearby leaseholders and neighborhood. All designated team members will coordinate with security immediately outside of the facility and will be responsible for communicating wait times and cut-offs for any prospective patron to gain entry. All team members will be knowledgeable of each other's duties and responsibilities so as to be able to assist one another whenever necessary.

**IT IS THE DUTY OF EVERY MEMBER OF THE TEAM
TO PROTECT THE ESTABLISHMENT, its PATRONS,
AND EMPLOYEES FROM ANY AND ALL PERCEIVED
AND REAL THREATING SITUATIONS.**

Staff Team Leader:

- Supervise all staff members and monitor all members' compliance with this security plan.
- Enforce occupancy limits in accordance with floor plans approved by the City of Norfolk. The leader may rely on information about the number of patrons entering and leaving the facility that might be gathered by other members of the staff team.
- Rove entire venue during operating hours to ensure patron flow and maintenance of open aisles and clear pathways to exits.
- Liaison to state and city enforcement officers and emergency responders.
- Coordinate configuration of the floor plan on a daily basis under the direction of the manager and in accordance with floor plans approved through the City of Norfolk.
- During emergency evacuation, ensure that all security team members are properly executing emergency duties and responsibilities.

Door Staff:

- Will actively check for alcoholic beverages attempted to be brought in
- Control Activity at main entrance at all times, monitoring entry of patrons and maintaining a clear egress.
- Control access to the venue.
- Enforce dress code, and code of conduct.
- Enforce restrictions on contraband by employing one or more of the following techniques: searching of bags/purses, and pat-downs.
- Keep count all persons entering and leaving the venue.
- Direct patrons during emergency evacuation, out of exits and to a location far enough from building to be safe and to allow room for other patrons to continue to move away from building and assemble.

Roaming Staff:

- Identify and address hazards as they arise throughout the facility.
- Maintain security in restrooms and corridor areas.
- Rove entire venue during operating hours to ensure patron flow and maintained of open aisles and clear pathways to exits.
- Check emergency exits regularly to ensure they are clear and accessible.
- During emergency evacuation report to back door exit all persons on stage, dance floor and DJ area use exit near stage at the rear.

Parking lot staff:

Staff Member will be on duty to prevent altercations and vandalism. As patrons exit the venue staff will move the potential crowd before it forms. While thanking customers for coming out, Staff will ask patrons to move off sidewalks and to go to their vehicles to protect innocent bystanders.

Communication:

Staff Members will carry hand held radio with earpiece and microphone this will be utilized as warranted, particularly for personnel who need to have both hands free in order execute their responsibilities. The team will also use flashlights as a backup form of communication inside the facility when ever the situation warrants.

Emergency Evacuation Plan

In the event of an emergency necessitating the evacuation of the DJ Event Center, or any portion thereof, the Head staff in charge will immediately make repeated announcements over the microphone that an emergency exists and that all persons will evacuate the building in an orderly manner. Patrons will use the front exits and meet in the center of the parking lot 100 feet away from the building once in safe distance of building patrons will assemble. In the event the front exit is block then the back exit will be used as an alternate. In the event one of the exits is blocked patrons will be directed to next nearest exit.

Owner
Adams, Thomas W
Doucette, Steven H Rev Liv Trst Et Al
Moore, Harry Michael & Mary A
Wrj, Llc
Molloy Realty Associates, Inc
D Garcia Property Management, Llc
D Garcia Property Management, Llc
D Garcia Property Management, Llc
D Garcia Property Management, Llc
Florida Avenue Associates Lc
Florida Avenue Associates Lc
Florida Avenue Associates Lc
Florida Avenue Associates Lc
Moore, Harry Michael & Mary A
Molloy Realty Assoc
Molloy Realty Associates
Le Bon, Dolores P
2433-2443 Florida Avenue Associates, Llc
2433-2443 Florida Avenue Associates, Llc
2433-2443 Florida Avenue Associates, Llc
2433-2443 Florida Avenue Associates, Llc
2433-2443 Florida Avenue Associates, Llc
2433-2443 Florida Avenue Associates, Llc
Warren, Lewis M

Mailing Address

2440 Alabama Ave Norfolk VA 23513-4502
2517 Alabama Ave Norfolk VA 23518-4503
3340 Erick Lake Dr Naples FL 34109-7305
4646 N Witchduck Rd Virginia Beach VA 23455-6215
530 Woodlake Cir Chesapeake VA 23320-8937
4004 Atlantic Ave Apt 910 Virginia Beach VA 23451-2627
4004 Atlantic Ave Apt 910 Virginia Beach VA 23451-2627
4004 Atlantic Ave Apt 910 Virginia Beach VA 23451-2627
4004 Atlantic Ave Apt 910 Virginia Beach VA 23451-2627
2421 Florida Ave Norfolk VA 23513-4519
2421 Florida Ave Norfolk VA 23513-4519
2421 Florida Ave Norfolk VA 23513-4519
2421 Florida Ave Norfolk VA 23513-4519
3340 Erick Lake Dr Naples FL 34109-7305
530 Woodlake Cir Chesapeake VA 23320-8937
530 Woodlake Cir Chesapeake VA 23320-8923
490 W Ocean View Ave Norfolk VA 23503
Po Box 11774 Norfolk VA 23517-0774
Po Box 11774 Norfolk VA 23517-0774
Po Box 11774 Norfolk VA 23517-0774
Po Box 11774 Norfolk VA 23517-0774
Po Box 11774 Norfolk VA 23517-0774
Po Box 11774 Norfolk VA 23517-0774
1449 Kilmer Ln Norfolk VA 23502

Williams, Sherri

From: Williams, Sherri
 Sent: Wednesday, October 27, 2021 1:03 PM
 To: Koolman, Delk S; Johnson, Mamie B; Royster, Danica; crffoca@earthlink.net
 Cc: Joy.Kirch-Kelling@norfolk.gov
 Subject: New Planning Commission Items- 2436 Ingleside Road
 Attachments: Application.pdf


Attached please find the following information tentatively scheduled to be heard at the December 18, 2021 Planning Commission public hearing:

DJ EVENT CENTER, for a Conditional Use Permit to operate with Live Entertainment at 2436 Ingleside Road, Unit 2432.

The purpose of this request is to allow the DJ Training Center to have live entertainment.

Staff contact: Joy Kirch-Kelling at (757) 664-4756, joy.kirch-kelling@norfolk.gov

Thank You

Sherri Williams
 City Planner I – City Clerk

 Planning Department
 810 Union Street | Suite 508
 Norfolk, VA 23510
 (757) 664-6771 office | (757) 618-5720 cell

Connect with us:

www.norfolk.gov



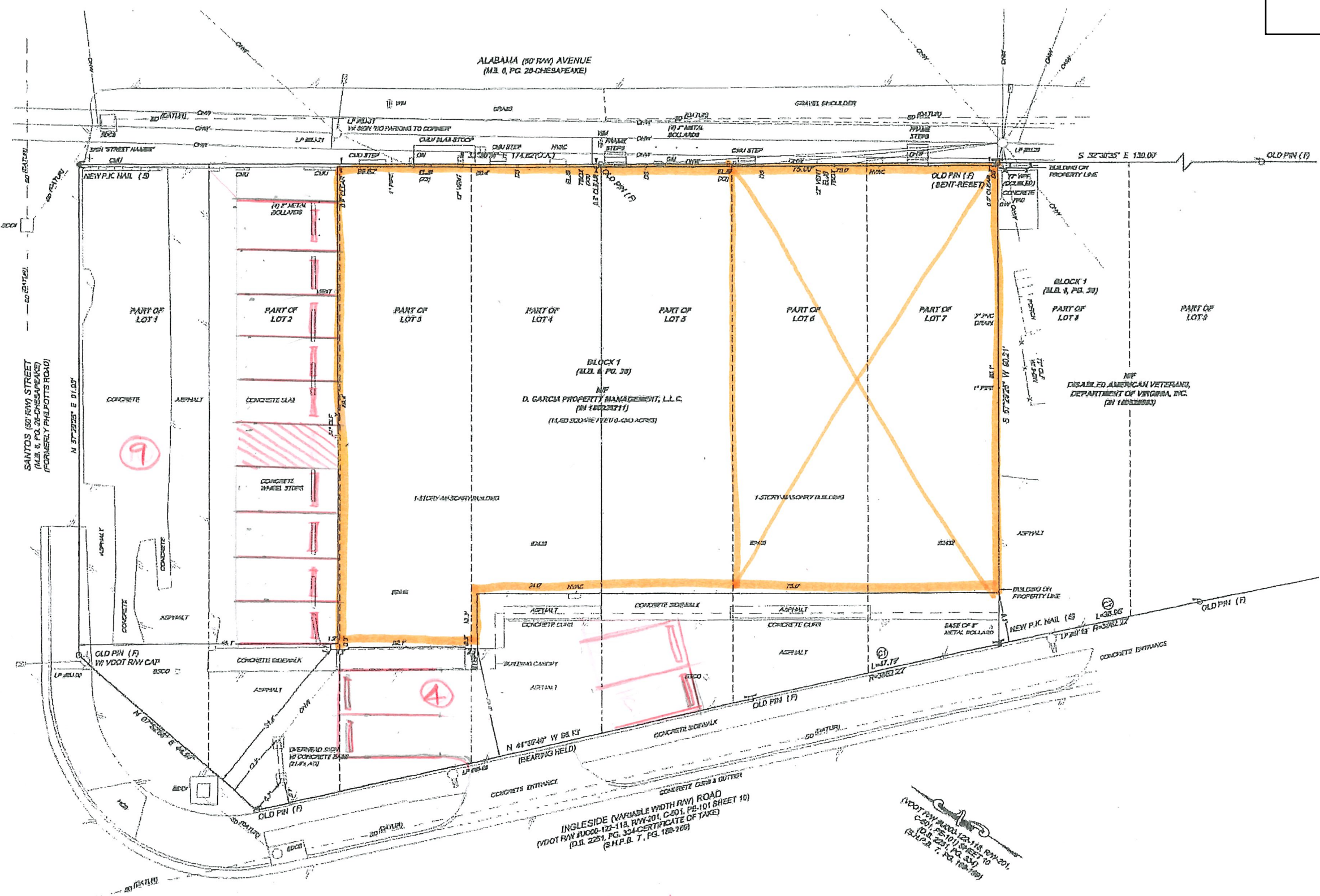
Attachment: Email to Estabrook_Coleman Place Civic League (DJ Event Center)

Exhibit C

- GENERAL NOTES**
1. THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF NORFOLK, VIRGINIA COMMUNITY PANEL NO. 810104-0078-H, EFFECTIVE DATE: FEBRUARY 17, 2017.
 2. OWEN & JORDAL, INC. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING. FOR FURTHER INFORMATION, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/all EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
 4. THE EXISTENCE OF HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
 5. THIS SURVEY, TOGETHER WITH THE CONCEPTS AND DESIGNS HEREON, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. ANY OTHER USE, REUSE OF AND IMPROPER RELIANCE ON THIS SURVEY WITHOUT THE WRITTEN CONSENT OF OWEN & JORDAL, INC. SHALL BE WITHOUT LIABILITY TO OWEN & JORDAL, INC.

ABBREVIATIONS

AG	ABOVE GRADE
BW	BANDED WIRE
CLF	CHAIN LINK FENCE
CMU	CEMENT MASONRY UNIT
DATUR	DRAWN ACCORDING TO UTILITY RECORD
DS	DOWN SPOUT
ELJB	ELECTRICAL JUNCTION BOX
F	FOUND
FB	FIELD BOOK
GM	GAS METER
GW	GUY WIRE
HCR	HANDICAP RAMP
HVAC	HEATING, VENTILATION & AIR CONDITIONING EQUIPMENT
LP	LIGHT POLE
NWF	NOW OR FORMERLY
CHW	OVERHEAD WIRE
PG	PAGE
S	SET
SD	STORM DRAIN
SDCB	STORM DRAIN CURB BASIN
SDCI	STORM DRAIN DROP INLET
S.H.P.D.	STATE HIGHWAY PLAT BOOK
SSCO	SANITARY SEWER CLEAN OUT
TBOX	TELEPHONE BOX
WM	WATER METER



CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	3,882.22	47.79	00°42'32"	23.89	47.75	N 44°41'27" W
C2	3,882.22	50.08	00°54'41"	19.48	38.05	N 44°02'05" W

REVISION SCHEDULE

DATE	REVISIONS

OWEN & JORDAL
SURVEYORS - PLANNERS

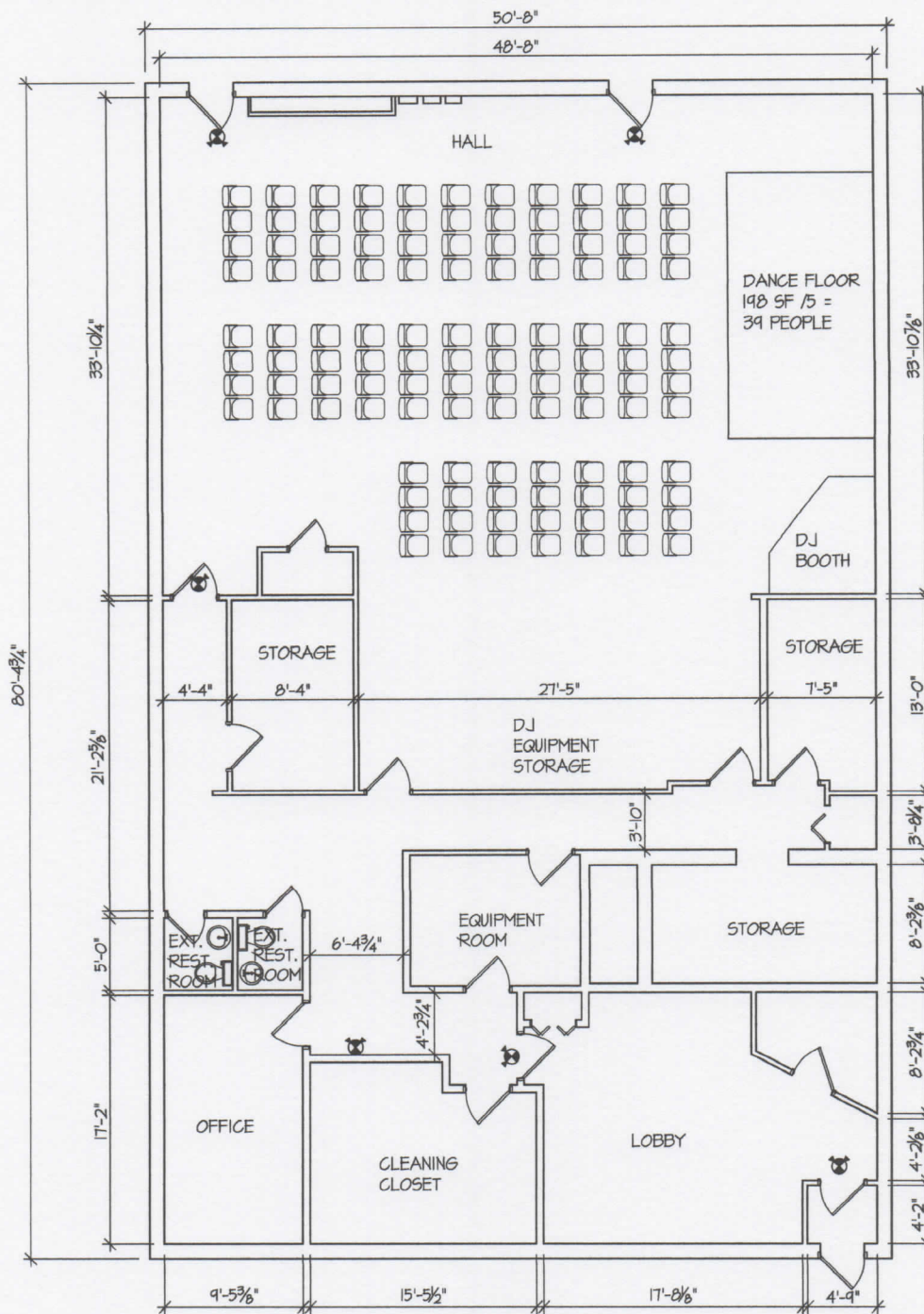
1777 FORDHAM AVENUE
VIRGINIA BEACH, VIRGINIA 23461
(757) 431-1111 • FAX (757) 431-2222
oandj@owen-jordal.com

PHYSICAL SURVEY
OF
THE REMAINING PORTIONS OF LOTS 1, 2, 3, 4, 5, 6 AND 7
BLOCK 1
PLAT OF
"COLEMAN PLACE"
(MAP BOOK 8, AT PAGE 28-CHESAPEAKE)
NORFOLK, VIRGINIA
EXCLUSIVELY FOR
D. GARCIA PROPERTY MANAGEMENT, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY

SHEET 1 OF 1 CAD: EAJ DWG: 21-500379 DATE: JULY 10, 2021 SCALE: 1"=10'

Attachment: Parking Plan Exhibit C (DJ Event Center)

Exhibit B



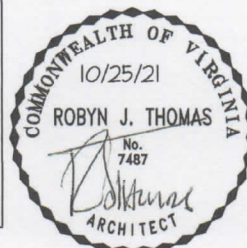
SUITE 2432 @ 2436 INGLESIDE RD. - ASSEMBLY LAYOUT

1/8" = 1'-0"

OCCUPANCY CALCULATION

MAX TRAINING SCHOOL OCCUPANCY (B USE):
4000 SF / 100 = 40 PERSONS TOTAL

MAX ASSEMBLY OCCUPANCY (A-3 USE):
130 PEOPLE TOTAL (MAX ALLOWED BASED
ON EXISTING RESTROOMS)
116 SEATS OR OPTIONAL STANDING &
14 STAFF

**PARKING CALCULATION**

TRAINING SCHOOL (B USE):
4,000 SF / 500 = 8 SPACES REQ.

ASSEMBLY OCCUPANCY (A-3 USE):
130 / 5 = 26 SPACES REQ.

EXISTING SPACES: 8 SPACES



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